



3 Malthouse Lane, Dorchester-on-Thames, OX10 7LG
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on a quiet no through road, just off the High Street in the heart of the village is this lovely two bedroom, Grade II, thatched cottage.

Forming part of what is thought to have been the old village forge the cottage has an abundance of period features including a large feature inglenook fireplace and exposed beams. The property is accessed via the entrance porch which also allows access to the rear gardens.

The entrance hallway opens into the house with a small step down into what is currently the Dining Room and then onto the Sitting Room with feature fireplace and imposing chimney breast. The Kitchen lies at the rear of the property with access out to the garden. The bathroom is also located on the ground floor, with two first floor bedrooms.

The rear courtyard style garden features a mix of paved tiles and gravel, enclosed by timber fencing with a side access gate. It includes raised planting beds filled with mature shrubs and plants. The property has the huge benefit of a garage located in a block of three at the rear of the property. Please note that the property does not have any designated off street parking.



Material Information;

Council Tax: E, Energy Rating: N/A

Broadband: According to [checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/); Standard & Superfast services are available subject to which supplier.

Mobile Signal/Coverage: According to [checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilesignal/); Voice & Data is likely available across all providers.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research to ensure there have been no unexpected changes to the information above.



Key Features

- Grade II Listed Cottage
- Nestled in the Heart of the Village
- Two Double Bedrooms
- Open Plan Ground Floor with Inglenook Fireplace
- Private Courtyard Style Gardens
- Garage
- Yards From the Village Amenities

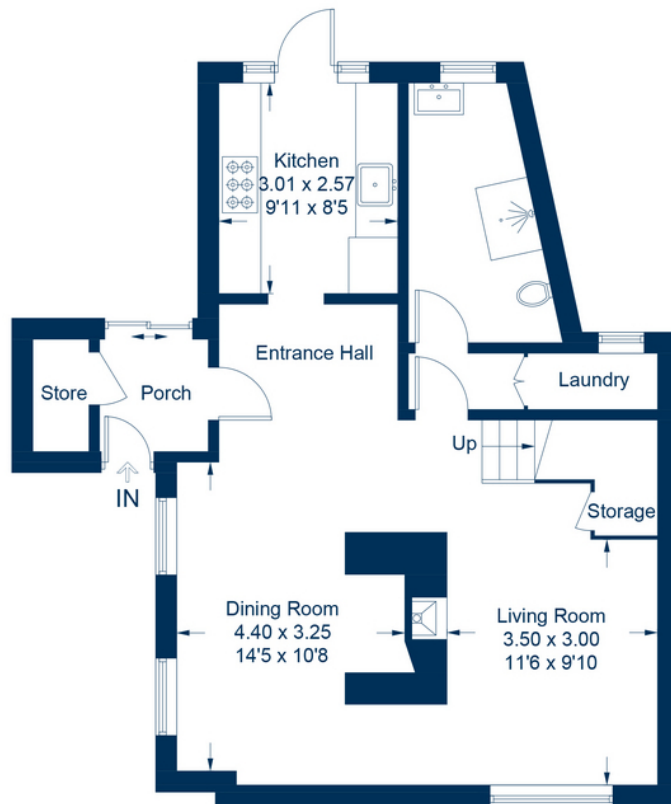
The Location

Dorchester on Thames as its name suggests is an extremely well regarded and desirable Thames side village known for its famous 12th Century Abbey. The village offers local amenities including a local store (Co Op) pubs, a café, two hotels/restaurants plus a Recreation Ground.

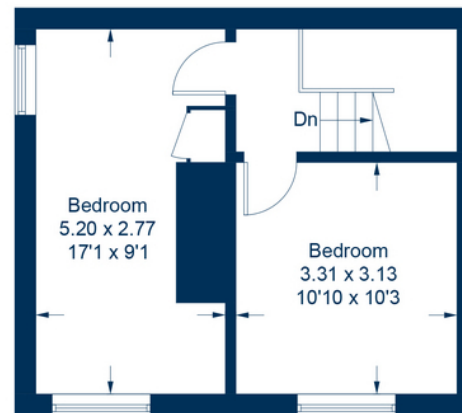
It lies just off the A4074 approx. 9 miles south of Oxford and approx. 10 Miles to Didcot Parkway Train Station which offers direct links to London Paddington and beyond. The M40 at Junction 6 (Aston Rowant) is approx. 13 miles away with access to London and The North.



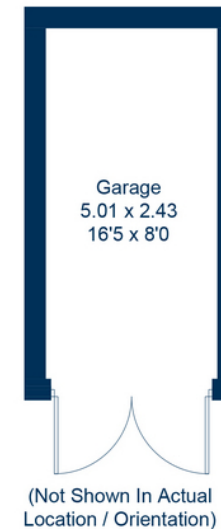
Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 31.2 sq m / 336 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 107.0 sq m / 1,152 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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